

COMMITTEE OF THE WHOLE MAY 5, 2003

**ZONING BY-LAW AMENDMENT FILE Z.02.076
SITE DEVELOPMENT FILE DA.03.013
18 CENTRE STREET INVESTMENTS LTD., AND
PETER MORSE/EDWARD PAMENTER
REPORT NUMBER #P.2003.8**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.02.076 (Eighteen Centre Street Investments Ltd.) BE APPROVED to permit a business or professional office and photography studio uses only at 24 Centre Street, and a business or professional office use only at 34 Centre Street, with exceptions to the minimum landscaping and yard requirements.
2. THAT Site Development Application DA.03.013 (Peter Morse/Edward Pamenter) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Commissioner of Planning;
 - ii) the final landscape plan shall be approved by the Urban Design Department;
 - iii) the final grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site circulation shall be approved by the Engineering Department; and,
 - v) the Owner shall obtain cross-easements from the Committee of Adjustment for shared access and driveway aisles, and such easements shall be final and binding.

Purpose

On November 15, 2002, the Owner submitted an application to rezone 24 Centre Street to C1 Restricted Commercial Zone, to permit a business or professional office and photography studio uses within the 160 m² detached dwelling.

In January of 2003, the owner revised the zoning amendment application to add the adjacent lands, being 34 Centre Street, to permit a business or professional office use within the 133 m² detached dwelling. An exception is also required to permit reductions to the number of required parking spaces, the minimum yard and the landscape requirements.

On March 6, 2003, the Owner submitted a site plan application to recognize the change to a commercial use on the subject lands. The proposal does not include any new development on the subject lands.

Background - Analysis and Options

By-law 3893, which amended former Town of Vaughan By-law 2523, was approved by the Ontario Municipal Board on November 25, 1969, to rezone 18 Centre Street to C1 Restricted Commercial Zone. The rezoning permitted a medical centre at 18 Centre Street and permitted some related parking to be located off-site at the rear of 24 Centre Street, immediately to the west.

Subsequently, in March of 1983, Council enacted By-law 50-83 to implement Zoning Amendment Application Z.105.81 (Morse, F. Joan), which rezoned a strip of land at 24 Centre Street to C1 Zone to permit the expansion of the medical centre.

The subject lands are located on the north side of Centre Street, between Old Yonge Street and Thornbank Road, being 24 and 34 Centre Street, in Part of Lot 31, Concession 1, City of Vaughan. The rectangular-shaped lots have a combined area and frontage of 1,336.14 m² and 32.99 m, respectively, with a depth of 40.53 m. Both properties are developed with detached dwellings, and parking areas in the rear yard.

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) and zoned R1 Residential Zone by By-law 1-88. The lands at 24 Centre Street are subject to Exception 9(41), and are affected by the requirements in Exception 9(344) for 18 Centre Street. The surrounding lands uses are:

- North - park (OS2 Open Space Park Zone)
- South - Centre Street; residential (R1V Old Village Residential Zone)
- East - commercial (C1 Restricted Commercial Zone)
- West - residential (R1 Residential Zone)

On December 20, 2002, a notice of public hearing was circulated to consider the zoning application on January 20, 2003, which was subsequently cancelled. On January 16, 2003, a second notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no written comments have been received. The recommendation of the Committee of the Whole on February 17, 2003, to receive the public hearing and forward a technical report to a future Committee meeting was ratified by Council on February 24, 2003.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan). This designation provides opportunities for residential lots fronting on Centre Street, east of Brooke Street, within the Village of Thornhill Heritage District, to be used for residential, and business and professional offices and/or retail commercial uses not exceeding 167.2m² in total gross floor area. The proposed use and size of each dwelling conforms to the Official Plan.

Zoning

The subject lands are zoned R1 Residential Zone, with 24 Centre Street being subject to site-specific Exception 9(41). It is proposed to rezone the subject properties to C1 Restricted Commercial Zone to permit the commercial use of the lands for a business or professional office and photography studio uses at 24 Centre Street, and a business and professional office at 34 Centre Street. The following exceptions to the C1 Zone standards would be required:

	<u>Required</u>	<u>Proposed (24 Centre St.)</u>	<u>Proposed (34 Centre St.)</u>
Front Yard Setback	9.0 m	4.49 m	4.15 m
Lot Depth	60.0 m	40.46 m	40.46 m
Setback to an "R" Zone	9.0 m	n/a	3.76 m
Min. Landscape Strip abutting a Street	6.0 m	4.4 m	4.15 m
Min. Landscape Strip abutting a Residential Zone	2.4 m	n/a	1.5 m
Min. number of parking spaces req. for 24 and 34 Centre St.	15 spaces (combined)	0 spaces	9 spaces

As the site-specific Exception 9(344) allows the required parking for 18 Centre Street to be provided on 24 Centre Street, any exceptions pertaining to 24 and 34 Centre Street should be consolidated under a single exception paragraph and apply to all three properties.

Site Design

The two buildings are situated on the south half of the lots, providing street presence along Centre Street. The parking area is located behind the buildings and is accessed from the driveway at 18 Centre Street. Two pedestrian connections, one existing and the other proposed between the buildings, provide access from the parking area to the front of the site.

The site plan application does not propose any new development on the site, and therefore, the cash-in-lieu of parkland dedication requirement under the Planning Act is not applicable.

Building Elevations

The subject lands are located in the Thornhill Heritage Conservation District, designated under the Ontario Heritage Act (Part V). The Owner is not proposing any physical changes to the exterior of the buildings at 24 and 34 Centre Street. Any additions, changes or alterations to the buildings would require approval by Heritage Vaughan Committee and the Cultural Services Department.

Both buildings are 2-storeys in height and constructed with pitched asphalt shingled roofs, with brown brick, white painted wood trimming around the windows and roofline, and covered unenclosed porches.

Landscaping

The landscaping on site is to be maintained, with the exception of some trees located in the parking area, which will be replanted elsewhere on the property. Additional landscaping will be provided around the perimeter of the parking area. The existing wood board fence enclosing the side yard of 24 Centre Street is to be replaced with fencing complimentary to the historic and architectural character of the buildings and streetscape.

Access and Parking

Both 24 and 34 Centre Street will be accessed by the 7.5 m wide driveway at 18 Centre Street, directly to the east of the subject lands. There is however an opportunity to provide a future access to Centre Street from 34 Centre Street. All three properties being 18, 24 and 34 Centre Street will share the parking facilities at the rear of the buildings. Arrangements will be made through the site plan agreement and a Committee of Adjustment application, to secure the required cross-easements for shared access and driveway aisles.

The asphalt material proposed for the parking area at the rear of 34 Centre Street should be changed to match the existing interlock brick treatment used for the parking surface at the rear of 18 and 24 Centre Street.

Site-specific Exception 9(41) permitted 12 of the required 21 parking spaces for the medical building at 18 Centre Street to be located at the rear of 24 Centre Street. Therefore, no spaces are available for parking at the rear of 24 Centre Street, to facilitate the business and professional office and photography studio uses. The photography studio at 24 Centre Street requires a minimum 10 parking spaces (160m² x 6 spaces/100m²), and the business or professional office use at 34 Centre Street requires a minimum of 5 parking spaces (133m² x 3.5 spaces/100m²), for a total requirement of 36 parking spaces for all three properties. The combined sites can only accommodate 30 spaces. Staff can support the parking deficiency of 6 spaces, over three properties, as the uses will create demands with different peaks and all spaces will be available to all of the uses on a long term basis.

Servicing

The site has access to municipal services, including sanitary and storm sewers and water. The final site servicing and grading, storm water management, parking and on-site circulation, is to be approved by the Engineering Department.

Land Use/Compatibility

The application proposes permitting business or professional office and photography studio uses at 24 Centre Street, and a business or professional office use at 34 Centre Street. Many of the neighbouring properties have been converted to some form of commercial use or a combination of commercial and residential uses. The proposed application would be in keeping with the evolution of uses along this segment of Centre Street. The Official Plan encourages this form of redevelopment within the Village of Thornhill Heritage District, as identified in the policies for "Low Density Residential" dwellings fronting on Yonge Street and Centre Street, east of Brooke Street.

Maintaining the parking area at the rear of the lots and providing pedestrian walkways to the front of the properties, will foster a pedestrian-friendly environment along Centre Street. One driveway access serving three properties will also benefit the traffic flow on Centre Street.

Conclusion

Staff is of the opinion that the proposed zoning amendment for 24 and 34 Centre Street to permit business or professional office and photography studio uses can be considered appropriate and compatible to the existing uses in the surrounding area. The proposal implements the policies of the Official Plan which encourage low-intensity office/commercial use of existing dwellings in the Village of Thornhill Heritage District. The change in use will not affect the exterior appearance and aesthetics of the site and building.

For these reasons, Staff recommends approval of the Zoning By-law Amendment and Site Plan applications to permit business and professional office and photography studio uses only at 24 Centre Street, and a business and professional office use only at 34 Centre Street, with exceptions for parking, landscaping and yard requirements. Should the Committee concur, the recommendations in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager, Development Planning, ext. 8485

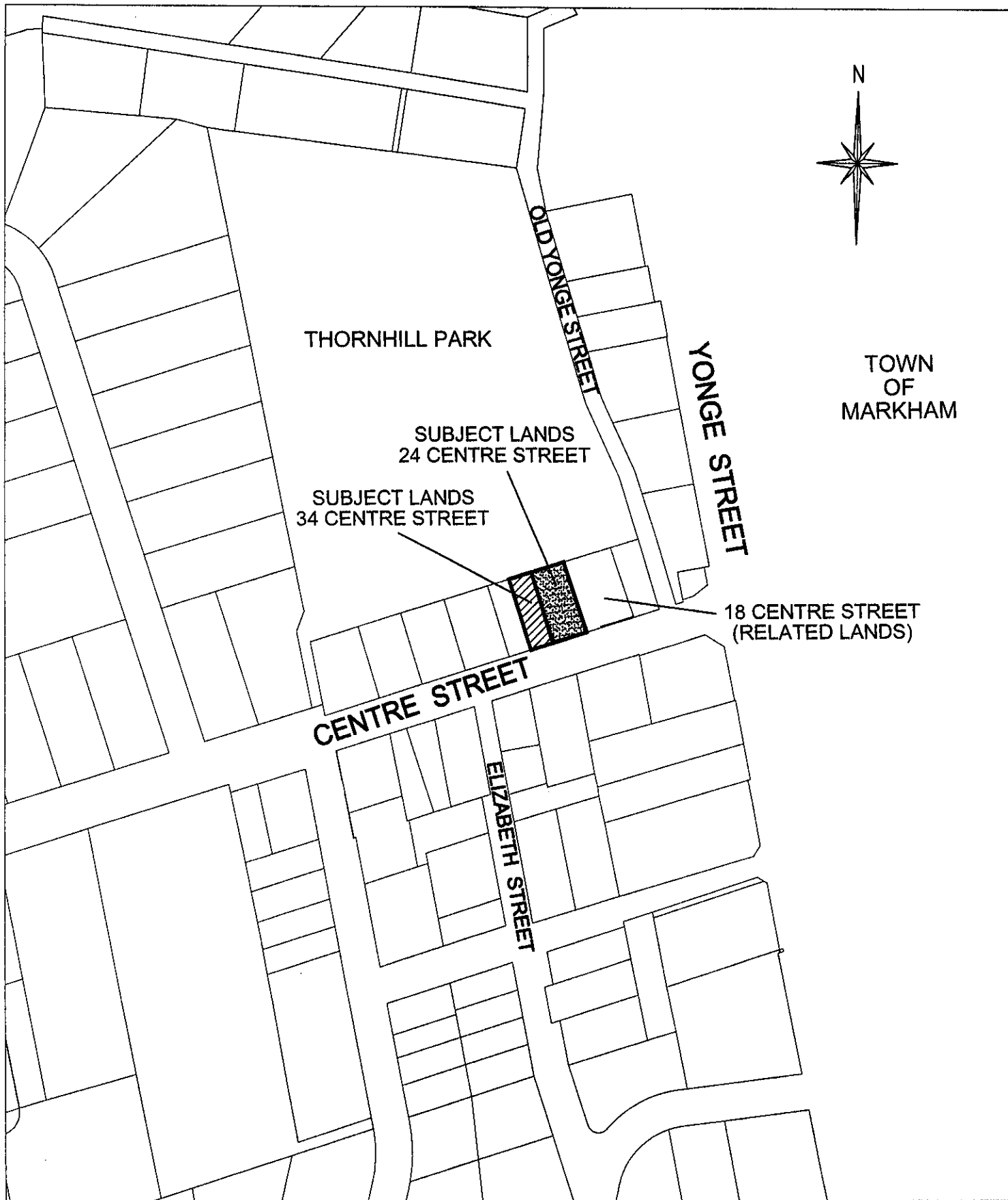
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM

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Location Map

Part of Lot 31,
Concession 1

APPLICANT:
PETER MORSE / EDWARD PAMENTER



Community Planning Department

Attachment

FILE No.:
DA.03.013 / Z.02.076

April 2, 2003

Not to Scale

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34 Centre Street

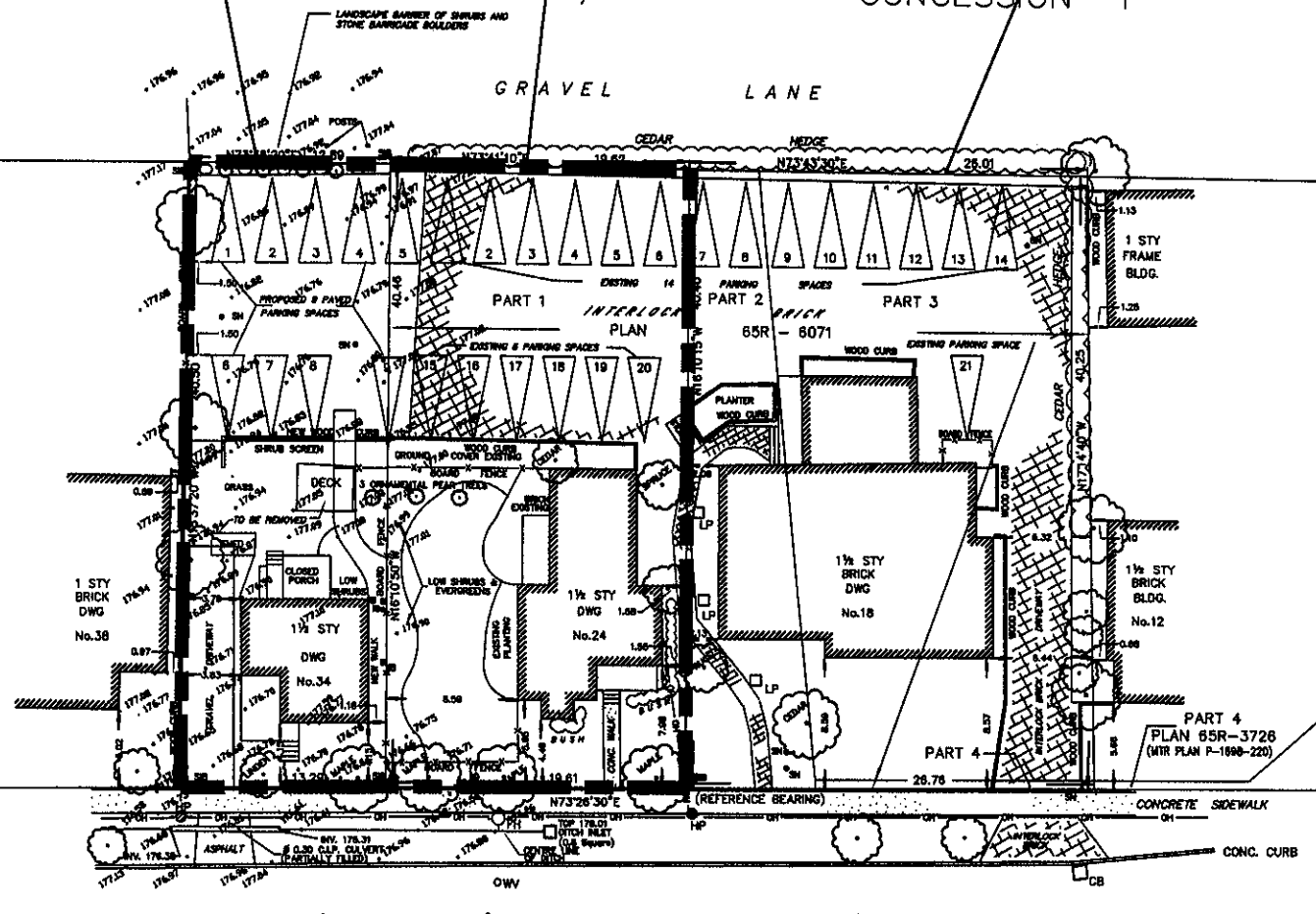
24 Centre Street

18 Centre Street
(Related Lands)

LOT 31,

CONCESSION 1

GRAVEL LANE



OLD YONGE STREET (as Travelled)

THE KING'S HIGHWAY No. 7B known as CENTRE STREET
ROAD ALLOWANCE BETWEEN LOT 30 AND LOT 31, CONCESSION 1

■ ■ ■ ■ ■
SUBJECT LANDS

Site Plan

Part of Lot 31,
Concession 1

APPLICANT:
PETER MORSE / EDWARD PAMENTER



Community Planning Department

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FILE No.:
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April 2, 2003

Not to Scale

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